

Document #4875

3/26/87

MEMORANDUM

MARCH 26, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 35 zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Allston-Brighton		1		
Back Bay				
Beacon Hill				
Charlestown				
Chinatown				
City Proper				
Dorchester	5		2	
East Boston	3	1		
Fenway				
Government Center	1			
Hyde Park	2	1	2	
Jamaica Plain	1			
Kenmore				
Mattapan	1			
North End	2			
Roslindale	1	1		
Roxbury	1		1	
South Boston	5	1		
South Cove				
South End				
West Roxbury	2	1		

Allston-Brighton

Denial Z-9691. 59 Murdock Street, basement apartment.

Dorchester

- Denial as Z-9577. 8 Evandale Terrace, two additions.
Submitted
- Approval Z-9661. 51 Mercier Avenue, one family dwelling.
- Approval Z-9674. 2291-2295 Dorchester Avenue, ice cream store.
- Approval Z-9677. 16 Willowwood Street, one family dwelling.
- Approval Z-9680. 36 Ashland Street, family room addition.
- Approval Z-9682. 20 Willowwood Street, one family dwelling.
- Denial Z-9710. 2145 Dorchester Avenue, convert three to five
Without apartments.
Prejudice

East Boston

- Approval Z-9665. 93 Condor Street, dormer addition.
- Approval Z-9671. 7 Breed Street, two to three family dwelling.
- Approval Z-9673. 116 Bremen Street, porch addition.
- Denial Z-9678. 77 Falcon Street, three to four family dwelling.

Government Center

- Approval Z-9733. 4-8 Commercial Street, take out restaurant.

Hyde Park

- Denial Z-9340. 75-77 Belnel Road, basement apartment.
- Denial Z-9521. 848 Metropolitan Avenue, subdivision.
Without
Prejudice
- Approval Z-9670. 136 Westminster Street, one story addition.
- Approval Z-9675. 472 Huntington Avenue, one story addition.
- Denial Z-9637- 193-193R Fairmount Avenue, subdivision.
Without 9638.
Prejudice

Jamaica Plain

- Approval Z-9690. 112 Bynner Street, dormer additions.

Mattapan

Approval Z-9676. 10 Wooddale Avenue, one family dwelling.

North End

Approval Z-9668. 588 Commercial Street, parking lot.

Approval Z-9681. 374-376 North Street, five apartments, two offices.

Roslindale

Approval Z-9679. 2-4 Grandfield Avenue, two family dwelling.

Denial Z-9683. 90 Birch Street, contractors storage.

Roxbury

Denial Z-9685. 12 Mt. Pleasant Avenue, lodging house.
Without
Prejudice

Approval Z-9686. 15 Abbotsford Street, three family dwelling.

South Boston

Approval Z-9666. 58-58H Telegraph Street, three family dwelling.

Approval Z-9692. 12-12½ O Street, apartment extension.

Approval Z-9693. 3 Kemble Place, rear porches.

Approval Z-9708. 309-325 Old Colony Avenue, local business services.

Approval Z-9770. 484 East Fourth Street, six apartments.

Denial Z-9669. 421 Congress Street, increase parking lot capacity.

West Roxbury

Denial Z-9687. 40 Shaw Street, three family dwelling.

Approval Z-9696. 17 Eagle Street, minimal side yard deficiency.

Approval Z-9672. 12 Eagle Street, rear addition.

BOARD OF APPEAL REFERRALS

MARCH 26, 1987

Hearing

1.	Z-9340	3/31/87	Yvon Narcisse 75-77 Belnel Road, Hyde Park
2.	Z-9521	3/31/87	Richard & Susan Borek 848 Metropolitan Avenue, Hyde Park
3.	Z-9577	4/7/87	Alfred Knasas 8 Evandale Terrace, Dorchester
4.	Z-9637-9638	3/31/87	R.B. Portman 193-193R Fairmount Avenue, Hyde Park
5.	Z-9661	3/31/87	Gwendolyn A. Raimondi 51 Mercier Avenue, Dorchester
6.	Z-9665	3/31/87	Charles J. Burr 93 Condor Street, East Boston
7.	Z-9666	3/31/87	Michael Fitzpatrick 58-58H Telegraph Street, South Boston
8.	Z-9668	4/7/87	Marguerite Zucca (Lessee) 588 Commercial Street, Boston
9.	Z-9669	4/7/87	Nicholas Contos 421 Congress Street, Boston
10.	Z-9670	3/31/87	Maurice Charles 136 Westminster Street, Hyde Park
11.	Z-9671	3/31/87	Seven Breed Street Realty Trust 7 Breed Street, East Boston
12.	Z-9672	3/31/87	Daniel & Vera Quealy 12 Eagle Street, West Roxbury
13.	Z-9673	3/31/87	Michael Bocchino 116 Bremen Street, East Boston
14.	Z-9674	3/31/87	Daniel W. Carney 2291-2295 Dorchester Avenue Dorchester
15.	Z-9675	4/7/87	Joanne McManus 472 Huntington Avenue, Hyde Park
16.	Z-9676	4/7/87	John F. Barrett 10 Wooddale Avenue, Mattapan

*not included in original submission

BOARD OF APPEAL REFERRALS

MARCH 26, 1987

Hearing

17.	Z-9677	4/7/87	John F. Barrett 16 Willowwood Street, Dorchester
18.	Z-9678	4/7/87	James Capobianco 77 Falcon Street, East Boston
19.	Z-9679	4/7/87	Patrick Cibotti 2-4 Granfield Avenue, Roslindale
20.	Z-9680	4/7/87	Frances J. Gosselin Berlo 36 Ashland Street, Dorchester
21.	Z-9681	4/7/87	Matt Gallo 374-376 North Street, Boston
22.	Z-9682	4/7/87	National Home Developers 20 Willowwood Street, Dorchester
23.	Z-9683	4/7/87	Donald Bullens 90 Birch Street, Roslindale
24.	Z-9685	4/7/87	Robert Fuller 12 Mt. Pleasant Avenue, Roxbury
25.	Z-9686	4/7/87	Melvin E. Boggs, Sr. 15 Abbotsford Street, Roxbury
26.	Z-9687	4/7/87	Thomas Frontera 40 Shaw Street, West Roxbury
27.	Z-9690	3/31/87	Ilene & Bruce Fleischer 112 Bynner Street, Jamaica Plain
28.	Z-9691	4/7/87	Gay M. Stubblefield 59 Murdock Street, Brighton
29.	Z-9692	4/7/87	Jaka Realty Trust 12-12½ O Street, South Boston
30.	Z-9693	4/7/87	Edward Santry 3 Kemble Place, South Boston
31.	Z-9696	4/7/87	Helena & Mark Foster 17 Eagle Street, West Roxbury
32.	Z-9708	3/31/87	Kevin J. Weeks, Trustee 309-325 Old Colony Avenue South Boston

*not included in original submission

BOARD OF APPEAL REFERRALS

MARCH 26, 1987

Hearing

- | | | | |
|------|-------------|--------|---|
| 33. | Z-9710 | 4/7/87 | Thomas P. O'Neil, Jr.
2145 Dorchester Avenue, Dorchester |
| 34. | Z-9720 | 4/7/87 | 484 Development Associates
484 East Fourth Street
South Boston |
| *35. | Z-9733 | 4/7/87 | George Broomfield, Receiver
4-8 Commercial Street, Boston |
| *36. | Z-9790-9794 | 4/7/87 | New Boston Housing Enterprises
Limited Partnership
239A-239L Norfolk Street, Dorchester |

*not included in original submission

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TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR OF
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 3/31/87 Z-9340
Yvon Narcisse
75-77 Belnel Road
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden
use.

Excessive floor area ratio.

Insufficient lot area.

VOTED: In reference to petition Z-9340, Yvon Narcisse, 75-77 Belnel Road, Hyde Park, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartment. Construction occurring on this house has continued for over one year without proper permits and the unit has been occupied despite being cited by the Inspectional Services Department. The residents are concerned that a negative precedent is being set which will have severe impacts on the immediate neighborhood which consists of many similarly-sized and constructed homes which do not yet contain basement apartments. The construction has also affected the immediate abutter by breaking up his driveway and has continued despite repeated warnings and citations to stop.

Map of Appeal Materials

Meeting: 1/31/87

Site: 24-00-00-00

Site/Parcel: 1.01 (100' x 100')

Purpose: Subdivided

Violation(s): In violation of zoning, no front yard, no side yard, no rear yard.

Notes: In reference to petition submitted to the Planning Board on 1/22/87, the Board has decided to deny the petition.

Comments: The Board has decided to deny the petition because the proposed subdivision does not meet the requirements of the zoning ordinance.

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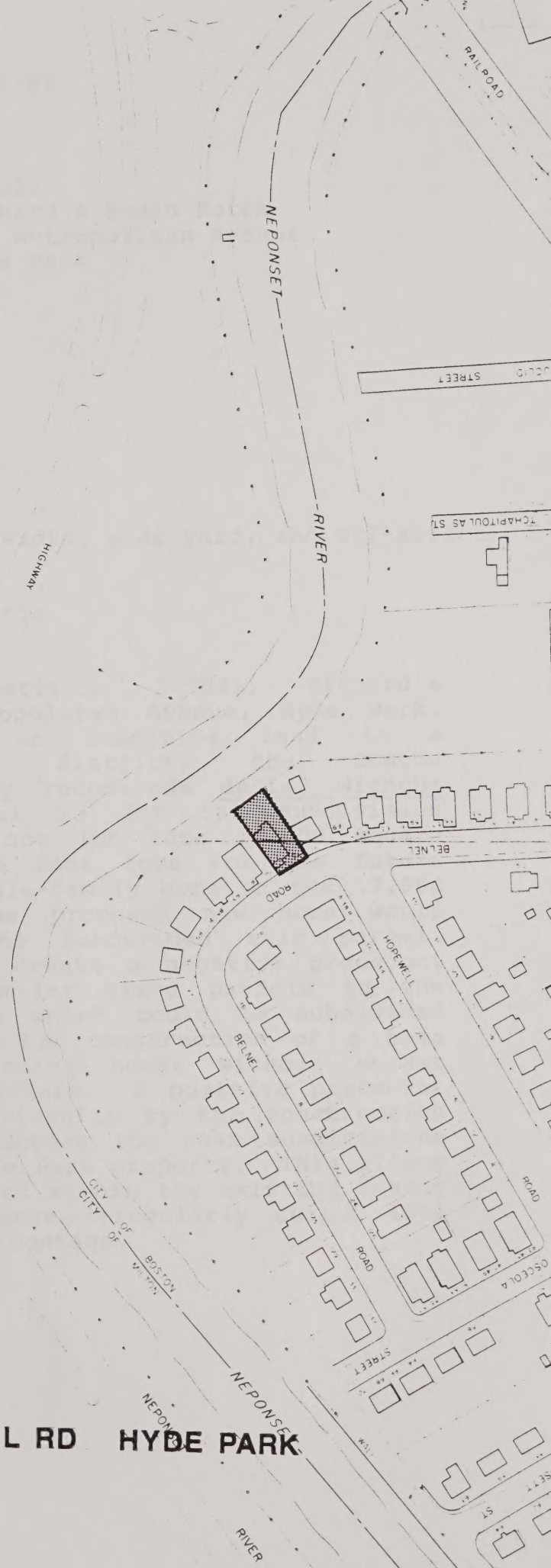
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Z-9340 75-77 BELNEL RD HYDE PARK



Hearing: 3/31/87 Z-9521
Richard & Susan Borek
848 Metropolitan Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.3)

Purpose: Subdivide land.

Violation(s): Insufficient lot area, width, side yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9521, Richard & Susan Borek, 848 Metropolitan Avenue, Hyde Park, for five variances to subdivide land in a single-family (S-.3) district, the Boston Redevelopment Authority recommends denial without prejudice. The appeal is for the subdivision of a 22,000 square foot lot into 17,000 square foot and 5,000 square foot lots for the future construction of a single-family home on the 17,000 square foot lot. The proposed new home would be constructed on the subdivided rear parcel. The subdivision would create a negative precedent because there are similar sized parcels in the immediate neighborhood which could be subdivided in the same manner. The construction of a home to the rear of existing homes without street frontage is not appropriate. A positive precedent has been set in the vicinity by the construction of cul-de-sacs which access the rear subdivisions from Milton to the Hyde Park property. This allows houses to be constructed within the existing Zoning Code and does not create irregularly shaped lots with no direct street frontage.



Z-9521

848 METROPOLITAN AVE HYDE PARK

CITY OF BOSTON
CITY OF MILTON

Hearing: 4/7/87 Z-9577
Alfred Knasas
8 Evandale Terrace
Dorchester

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Combine lots; erect two additions to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9577, Alfred Knasas, 8 Evandale Terrace, Dorchester, for variance to combine lots and erect two additions to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial as submitted. The appeal is for the construction of two additions to an existing single-family home. To the rear of the house, the appellant proposes to construct a 25' x 25' one-story addition and to the side of the house a two-story addition for extending the kitchen and adding a bathroom. The previously proposed modifications to the side of the house cannot be reviewed from the plans submitted. However, the plans indicate the addition to the rear of the house is out of proportion to the existing structure and intrusive to the abutting property. The addition is of significant size and could be better accomplished by a better conceived use and design of the existing 8,000 square foot lot. Abutters are concerned with the size of the addition and its proposed construction up to the property line. Plans should be reviewed with the Authority and the immediate neighborhood to discuss possible impacts and precedents to the area.

Z-9577

6-8 EVANDALE TER DORCHESTER

MORRISSEY

APPRO

SAVIN

84 BA-(M.G.S.)
13.90

OLD COLONY TER

WEDMORE STREET

BOULEVARD

TERRACE

EVANDALE

WAY

AVENUE

FOX PT. RD

PARKING

WALL

RAMP

MUD

Z-9577 6-8 EVANDALE TER DORCHESTER

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AVENUE

FOX PT RD

PARKING

WALL

RAMP

MUD

Z-9577 6-8 EVANDALE TER DORCHESTER

MORRISSEY

APPRO

SAVIN

84 BA-(M.G.S.)
13.98

OLD COLONY TER

WEDMORE STREET

Z-9577 6-8 EVANDALE TER DORCHESTER

Board of Appeal Referrals

2/26/87

Hearing: 3/31/87 Z-9637-9638
R.B. Portman
193-193R Fairmount Avenue
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Subdivide land.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petitions Z-9637-9638, R.B. Portman, 193-193R Fairmount Avenue, Hyde Park, for two variances to subdivide land in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Subdivision would create a 6,000 square foot front lot on which exists a three-family dwelling and a 9,000 square foot rear lot on which a single-family dwelling would eventually be constructed. Concerns are access to Fairmount Avenue from the proposed rear lot and precedent and impact of subdividing this property. Appellant should meet with the Authority and community residents to review issues.



Z-9637-9638

193-193R FAIRMOUNT AVE

HYDE PARK

Board of Appeal Referrals

3/26/87

Hearing: 3/31/87 Z-9661
Gwendolyn A. Raimondi
51 Mercier Avenue
Dorchester

Site: 4,606 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petition Z-9661,
Gwendolyn A. Raimondi, 51 Mercier Avenue,
Dorchester, for two variances to erect a one-family
dwelling in a single-family (S-.5) district, the
Boston Redevelopment Authority recommends approval
with proviso that plans with particular attention
to exterior treatment be submitted to the Authority
for design review approval. Lot size similar
to existing properties in area. Proposed dwelling
consistent with residential character of
neighborhood.



Z-9661 51 MERCIER AVE DORCHESTER

Board of Appeal Referrals

3/26/87

Hearing: 3/31/87 Z-9665
Charles J. Burr
93 Condor Street
East Boston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect front dormer addition to two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9665, Charles J. Burr, 93 Condor Street, East Boston, for variance to erect front dormer addition to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Dormer existing. Abutters have no objection.



OIL TANKS

CONDOR

BROOKS ST

PUTNAM ST

BROOKS

PUTNAM

GLE STREET

STREET

STREET

EAST

PRESCOTT SQUARE

PHILIP M. SHERIDAN SCHOOL

WHITE

STREET

PUTNAM SQUARE

BROOKS

STREET

PUTNAM

Z-9665

93 CONDOR ST EAST BOSTON

Board of Appeal Referrals

3/26/87

Hearing: 3/31/87 Z-9666
Michael Fitzpatrick
(Prospective Purchaser)
58-58H Telegraph Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from one-family dwelling and
store to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-9666, Michael Fitzpatrick (Prospective Purchaser), 58-58H Telegraph Street, South Boston, for two variances for change of occupancy from one-family dwelling and store to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Appellant is prospective purchaser of structure which has existed as a three-family dwelling for several years without apparent complaint. Building will be rehabilitated and improved and two off-street parking spaces provided.



Z-9666

58-58K TELEGRAPH ST

SOUTH BOSTON

3/26/87

Hearing: 4/7/87 Z-9668
Marguerite Zucca (Lessee)
588 Commercial Street
Boston

Site: Gas service station

District(s): Local business (L-2)

Purpose: Use premises for parking 35 vehicles for fee.

Violation(s): Parking lot is forbidden use.

VOTED: In reference to petition Z-9668, Marguerite Zucca (Lessee), 588 Commercial Street, Boston, for forbidden use of premises for parking of 35 vehicles for fee in a local business (L-2) district, the Boston Redevelopment Authority recommends approval. Lot will provide needed off-street parking in this congested neighborhood.

C H A R L E S



Z-9668

588 COMMERCIAL ST BOSTON

3/26/87

Hearing: 4/7/87

Z-9669
Nicholas Contos
421 Congress Street
Boston

Site: Parking lot

District(s): Industrial (I-2)

Purpose: Increase capacity of open air parking lot from
102 to 999 spaces.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-9669, Nicholas Contos,
421 Congress Street, Boston, for conditional use
to increase capacity of open air parking lot from
102 to 999 spaces in an industrial (I-2) district,
the Boston Redevelopment Authority recommends
denial. Proposal would aggravate and congest
the already impacted Fort Point Channel area. Site
is within a restricted parking district and an
Authority study area for an Interim Planning Overlay
District to restrict surface parking as a means
of controlling traffic congestion.



Z-9669

421 CONGRESS ST

SOUTH BOSTON

Board of Appeal Referrals

3/26/87

Hearing: 3/31/87 Z-9670
Maurice Charles
136 Westminster Street
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-9670, Maurice Charles, 136 Westminster Street, Hyde Park, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposed addition will create a second floor to existing ranch style home. Yard violation will not be increased.



Z-9670

136 WESTMINSTER ST

HYDE PARK

Hearing: 3/31/87 Z-9671
Seven Breed Street Realty Trust
7 Breed Street
East Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-9671, Seven Breed Realty Trust, 7 Breed Street, East Boston, for forbidden use and two variances for change of occupancy from two-family dwelling and store to three-family dwelling in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The change from a store to a residential use is appropriate for this mixed residential/commercial area. Design review is necessary to assure that the design of the proposed dwelling unit has a residential character rather than that of a storefront.



Z-9671

7 BREED ST

EAST BOSTON

Board of Appeal Referrals

3/26/87

Hearing: 3/31/87

Z-9672
Daniel & Vera Quealy
12 Eagle Street
West Roxbury

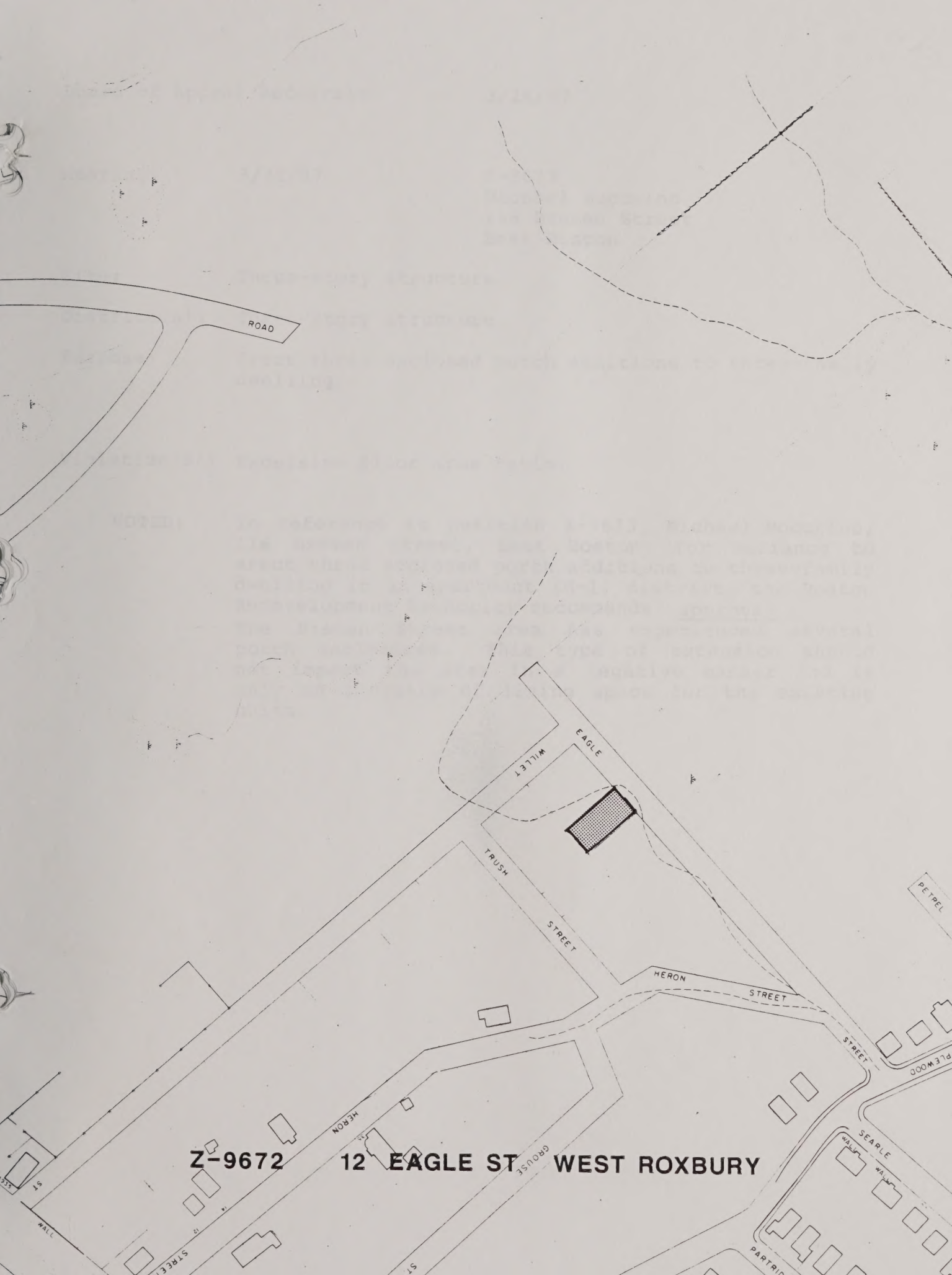
Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9672, Daniel & Vera Quealy, 12 Eagle Street, West Roxbury, for variance to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will replace rear deck and provide family room. No apparent impact.



Z-9672

12 EAGLE ST WEST ROXBURY

Board of Appeal Referrals

3/26/87

Hearing: 3/31/87

Z-9673
Michael Bocchino
116 Bremen Street
East Boston

Site: Three-story structure

District(s): Three-story structure

Purpose: Erect three enclosed porch additions to three-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9673, Michael Bocchino, 116 Bremen Street, East Boston, for variance to erect three enclosed porch additions to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval.
The Bremen Street area has experienced several porch enclosures. This type of extension should not impact the area in a negative manner and is only an increase of living space for the existing units.



Z-9673

116 BREMEN ST EAST BOSTON

Board of Appeal Referrals

3/26/87

Hearing: 3/31/87 Z-9674
Daniel W. Carney
2291-2295 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from four stores to three stores
and ice cream parlor.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9674, Daniel W. Carney, 2291-2295 Dorchester Avenue, Dorchester, for conditional use for change of occupancy from four stores to three stores and ice cream parlor in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the use extend to the appellant only and expire upon sale, lease, rental, or other disposition of the property. Ice cream store is an existing use and has been for more than eleven years.

Z-9674 2291-2295 DORCHESTER AVE DORCHESTER

2291-2295 DORCHESTER AVE DORCHESTER

DORCHESTER

Board of Appeal Referrals

3/26/87

Hearing: 4/7/87

Z-9675
Joanne McManus
472 Huntington Avenue
Hyde Park

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-9675, Joanne McManus, 472 Huntington Avenue, Hyde Park, for variance to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Second-floor addition to appellant's one-story home will provide three rooms for growing family. Front yard deficiency is one foot.



Z-9675

472 HUNTINGTON AVE

HYDE PARK

Board of Appeal Referrals

3/26/87

Hearing: 4/7/87 Z-9676
John F. Barrett
10 Wooddale Avenue
Mattapan

Site: 3,802 Square feet of land

District(s): Residential, two-family (R-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, rear yard, and off-street parking.

VOTED: In reference to petition Z-9676, John F. Barrett, 10 Wooddale Avenue, Mattapan, for four variances to erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans particularly with respect to front yard setback be submitted to the Authority for design review approval. Two-story single-family dwelling will be constructed on a 3,802 square foot lot which has been vacant for several years.



Z-9676

10 WOODDALE AVE

MATTAPAN

3/26/87

Hearing: 4/7/87 Z-9677
John F. Barrett
16 Willowwood Street
Dorchester

Site: 4,556 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, width, and off-street parking.

VOTED: In reference to petition Z-9677, John F. Barrett, 16 Willowwood Street, Dorchester, for three variances to erect one-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The lot is presently vacant and overgrown and is used as a dump. The surrounding properties are vacant and underutilized, and the construction of new housing would tend to encourage more housing projects of similar scope. The lot once contained a home and this proposal will provide a needed unit of housing.



2-9677

16 WILLOWWOOD ST

DORCHESTER

Board of Appeal Referrals

3/26/87

Hearing: 4/7/87 Z-9678
James Capobianco
77 Falcon Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from three- to four family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-9678, James Capobianco, 77 Falcon Street, East Boston, for variance for change of occupancy from three- to four-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. In this R-.8 zone, the homes are generally two- and three-family dwellings. Approval of this application would set a dangerous precedent for the conversion of other homes in this area. Eagle Hill is becoming a congested and increasingly dense residential area. The increased density of this proposal is inconsistent with the prescribed density of the area and should be discouraged until a zoning study can best determine the appropriate density for this changing neighborhood. Community has expressed to the Authority the following concerns: that the neighborhood remain two- and three-family residential. Conversion would intensify existing congestion.



Board of Appeal Referrals

3/26/87

Hearing: 4/7/87 Z-9679
Patrick Cibotti
2-4 Granfield Avenue
Roslindale

Site: 4,250 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petition Z-9679, Patrick Cibotti, 2-4 Granfield Avenue, Roslindale, for two variances to erect two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed two-family dwelling is compatible with the scale and density of Grandfield Avenue.



Z-9679

2-4 GRANDFIELD AVE ROSLINDALE

Board of Appeal Referrals

3/26/87

Hearing: 4/7/87

Z-9680

Frances J. Gosselin Berlo
36 Ashland Street
Dorchester

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9680,
Frances J. Gosselin Berlo, 36 Ashland Street,
Dorchester, for variance to erect one-story addition
to one-family dwelling in a single-family (S-.5)
district, the Boston Redevelopment Authority
recommends approval with proviso that plans with
particular attention to fireplace-chimney placement
be submitted to the Authority for design review
approval. Family room addition.



Z-9680

36 ASHLAND ST DORCHESTER

Board of Appeal Referrals

3/26/87

Hearing: 4/7/87

Z-9681
Matt Gallo
374-376 North Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Legalize occupancy as five apartments and two offices.

Violation(s): Professional office is conditional use.

Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9681, Matt Gallo, 374-376 North Street, Boston, for conditional use and three variances to legalize occupancy as five apartments and two offices in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No record of legal occupancy. Five apartments and store apparently existing. Offices would occupy first floor and basement. Proposal compatible with mixed residential-local commercial neighborhood.



Z-9681

374-376 NORTH ST

BOSTON

3/26/87

Hearing: 4/7/87 Z-9682
National Home Developers
20 Willowwood Street
Dorchester

Site: 3,915 Square feet of vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family modular dwelling.

Violation(s): Insufficient lot area, side, and rear yards.

VOTED: In reference to petition Z-9682, National Home Developers, 20 Willowwood Street, Dorchester, for three variances to erect one-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans with specific attention to exterior treatment and setbacks be submitted to the Authority for design review approval. Lot is vacant and used as a dump. New housing will be beneficial and will improve the neighborhood.



Z-9682

20 WILLOW WOOD ST

DORCHESTER

Hearing: 4/7/87 Z-9683
Donald Bullens
90 Birch Street
Roslindale

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy to contractor's shop, storage
of roofing materials and equipment.

Violation(s): Outdoor storage of new building materials, contractor's
equipment is forbidden use.

Insufficient off-street parking.

VOTED: In reference to petition Z-9683, Donald Bullens,
90 Birch Street, Roslindale, for forbidden use
and variance for change of occupancy from garage
to contractor's shop, storage of roofing materials
and equipment in a residential (R-.5) district,
the Boston Redevelopment Authority recommends
denial. Site is located in a one- and two-family
residential neighborhood. The property is currently
used for storage of equipment in the yard and
garages. Pick-up trucks are parked on the lot
from time to time. Site is inappropriate for
this encroaching commercial use which creates
adverse visual and traffic impacts on the
surrounding residences. There is both neighborhood
opposition and housing court litigation with respect
to use of the property for the proposed occupancy.



Z-9683

90 BIRCH ST ROSLINDALE

Hearing: 4/7/87

Z-9685
Robert Fuller
12 Mt. Pleasant Avenue
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling to
lodging house for 15 lodgers.

Violation(s): Lodging house is conditional use.

Insufficient lot area, open space, and off-street
parking.

VOTED: In reference to petition Z-9685, Robert Fuller,
12 Mt. Pleasant Avenue, Roxbury, for conditional
use and three variances for change of occupancy
from three-family dwelling to lodging house for
15 lodgers in an apartment (H-1) district, the
Boston Redevelopment Authority recommends denial
without prejudice. The proposal as submitted
does not clearly define the intended living spaces
within the lodging house. There is a serious
need for lodging houses in the city, however,
these facilities must be reviewed carefully in
order to assure that they adequately provide for
sufficient amenities to the lodgers. The appellant
should meet with the Authority and the Mayor's
Office of Neighborhood Services to address these
concerns.



Z-9685

12 MT. PLEASANT AVE ROXBURY

Board of Appeal Referrals

3/26/87

Hearing:

4/7/87

Z-9686

Melvin E. Boggs, Sr.
15 Abbotsford Street
Roxbury

Site:

2½-Story structure

District(s):

Apartment (H-1)

Purpose:

Change occupancy from two- to three-family dwelling.

Violation(s):

Insufficient lot area.

VOTED:

In reference to petition Z-9686, Melvin E. Boggs, Sr., 15 Abbotsford Street, Roxbury, for variance for change of occupancy from two- to three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling in 1978 when purchased by appellant. Neighbors have expressed strong support.



Z-9686

15 ABBOTSFORD ST ROXBURY

Hearing: 4/7/87

Z-9687
Thomas Frontera
40 Shaw Street
West Roxbury

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Extension of nonconforming use.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-9687, Thomas Frontera, 40 Shaw Street, West Roxbury, for forbidden use, extension of nonconforming use and two variances for change of occupancy from two- to three-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Single-family district. No multifamily dwellings on this street. Proposed conversion would create an unwanted precedent.



Z-9687

40 SHAW ST WEST ROXBURY

Board of Appeal Referrals

3/26/87

Hearing: 3/31/87 Z-9690
Ilene & Bruce Fleischer
112 Bynner Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect two dormer additions to two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9690, Ilene & Bruce Fleischer, 112 Bynner Street, Jamaica Plain, for variance to erect two dormer additions to two-family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Dormers will provide needed bedroom space for expanding family. Abutters support.



Z-9690

112 BYNNER ST

JAMAICA PLAIN

Board of Appeal Referrals

3/26/87

Hearing: 4/7/87 Z-9691
Gay M. Stubblefield
59 Murdock Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-9691,
Gay M. Stubblefield, 59 Murdock Street, Brighton,
for forbidden use and four variances for change
of occupancy from two- to three-family dwelling
in a residential (R-.5) district, the Boston
Redevelopment Authority recommends denial. Basement
apartment is inappropriate. Appellant could use
space for extension of first-floor apartment.



Z-9691

59 MURDOCK ST BRIGHTON

Hearing: 4/7/87

Z-9692
Jaka Realty Trust
12-12½ O Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Extend first-floor apartment of three-family dwelling into basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-9692, Jaka Realty Trust, 12-12½ O Street, South Boston, for variance to extend first-floor apartment of three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. The petitioner seeks to legalize the basement as living space for the first-floor unit. The structure is currently a three-family dwelling. Expansion into the basement is the only opportunity to create a larger living space without losing a unit or creating a structural addition. The basement area would accommodate three bedrooms and a bathroom.



BROADWAY

SECOND

THIRD

JOHN F. 2601

STREET

PLAYGROUND

EAST

EAST

NAZARETH
GRADE SCHOOL
(GRAM)

ST BRIGIDS
CHURCH
(R.C.)

CONVENT

NAZARETH
HIGH SCHOOL

ST MATTHEW
THE REDEEMER

SQUARE

INDEPENDENCE

Z-9692

12 12 1/2 O ST

SOUTH BOSTON

FOURTH

LEONARD

SCOTT PLACE

FIFTH

Board of Appeal Referrals

3/26/87

Hearing: 4/7/87

Z-9693
Edward Santry
3 Kemble Place
South Boston

Site: 2½-Story structure

District(s): Local business (L-.5)

Purpose: Erect three sundeck additions to two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-9693, Edward Santry, 3 Kemble Place, South Boston, for variance to erect three sundeck additions to two-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Porches inadvertently omitted on previous appeal for change of occupancy to two-family dwelling. Proposal is consistent with surrounding neighborhood and will provide secondary egress.

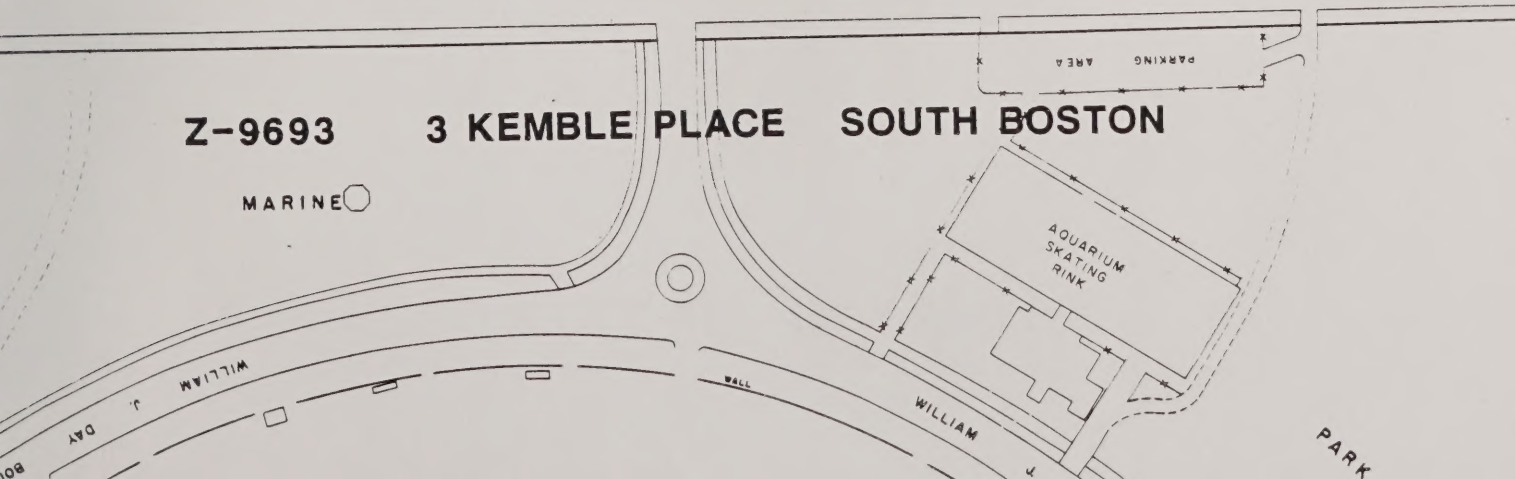
Z-9693 3 KEMBLE PLACE SOUTH BOSTON



Z-9693

3 KEMBLE PLACE SOUTH BOSTON

MARINE



Board of Appeal Referrals

3/26/87

Hearing: 4/7/87 Z-9696
Helena & Mark Foster
17 Eagle Street
West Roxbury

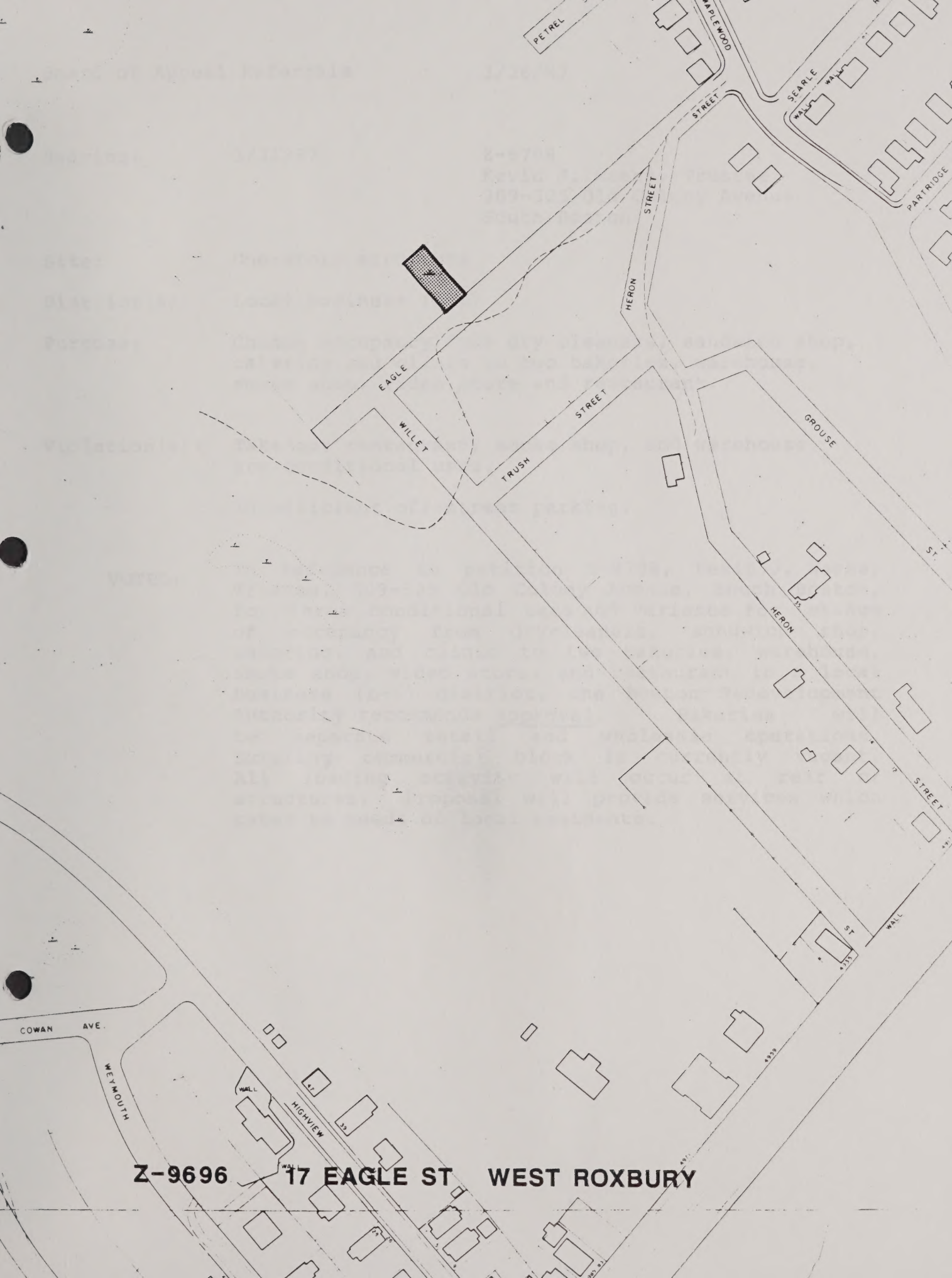
Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Legalize as one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-9696, Helena & Mark Foster, 17 Eagle Street, West Roxbury, for variance to legalize as one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Remortgage survey indicated side yard three inches short of ten foot requirement. Petition will remedy condition.



Z-9696

17 EAGLE ST

WEST ROXBURY

Hearing: 3/31/87 Z-9708
Kevin J. Weeks, Trustee
309-325 Old Colony Avenue
South Boston

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from dry cleaners, sandwich shop, catering and clinic to two bakeries, warehouse, smoke shop, video store and restaurant.

Violation(s): Take-out restaurant, smoke shop, and warehouse are conditional uses.

Insufficient off-street parking.

VOTED: In reference to petition Z-9708, Kevin J. Weeks, Trustee, 309-325 Old Colony Avenue, South Boston, for three conditional uses and variance for change of occupancy from drycleaners, sandwich shop, catering, and clinic to two bakeries, warehouse, smoke shop, video store, and restaurant in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Bakeries will be separate retail and wholesale operations. Existing commercial block is currently vacant. All loading activity will occur at rear of structures. Proposal will provide services which cater to needs of local residents.



3/26/87

Hearing: 4/7/87 Z-9710
Thomas P. O'Neill, Jr.
2145 Dorchester Avenue
Dorchester

Site: Three-story structure

District(s): Residential, two-family (R-.50)

Purpose: Change occupancy from three- to five-family dwelling.

Violation(s): Five-family dwelling is forbidden use.

Excessive floor area ratio.

Insufficient open space and off-street parking.

VOTED: In reference to petition Z-9710, Thomas P. O'Neill, Jr., 2145 Dorchester Avenue, Dorchester, for forbidden use and three variances for change of occupancy from three- to five-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. The existing house is a detached triple decker with three family-sized apartments (two or more bedrooms per apartment). The addition of two apartments within the existing structure would not be compatible with immediate neighborhood. There is inadequate off-street parking for the existing units nor is there available on-street parking. The structure is located directly across the street from the Carney Hospital. This conversion would intensify and existing severe traffic congestion problem. There were no plans available to review, however, the use of the basement for a living unit is inappropriate and would create a negative precedent in the area.



Z 9710

2145 DORCHESTER AVE DORCHESTER

Hearing: 4/7/87 Z-9720
484 Development Associates
484 East Fourth Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy to six apartments.

Violation(s): Insufficient lot area, open space, side yard,
and off-street parking.

VOTED: In reference to petition Z-9720, 484 Development Associates, 484 East Fourth Street, South Boston, for four variances for change of occupancy to six apartments in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy for this building, however, it appears to have been used as a church in past years. Proposed conversion would create four one-bedroom apartments and two two-bedroom apartments. The surrounding neighborhood has a mix of densities. Structure currently occupies a majority of the land area, hence, there is no opportunity to provide off-street parking. There has been community input sought via two community meetings with little if any opposition. Residential use is appropriate and desirable and in character with the surrounding area.



SOUTH BOSTON
MUNICIPAL
BUILDING

NEW ENGLAND
TELEPHONE
COMPANY

ST GEORGE
ALBANIAN
ORTHODOX
CATHEDRAL

SOUTH BOSTON
HIGH SCHOOL

PARK

TELEGRAPH
HILL

THOMAS

CARMELITE
SISTERS

MARION
MANOR

OLD HARBOR

GATES

Z-9720

484 EAST FOURTH ST SOUTH BOSTON

Hearing: 4/7/87 Z-9733
George Broomfield, Receiver
4-8 Commercial Street
Boston

Site: Two-story structure

District(s): General business (B-8)

Purpose: Legalize occupancy as sale of souvenirs, take-out restaurant, and restaurant lounge.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-9733, George Broomfield, Receiver, 4-8 Commercial Street, Boston, for conditional use to legalize occupancy for sale of souvenirs, take-out restaurant, and restaurant lounge in a general business (B-8) district, the Boston Redevelopment Authority recommends approval with proviso that plans for any exterior changes be submitted to the Authority for design review approval. Proposal is consistent with other uses in the Faneuil Hall area.



Z-9733

4-8 COMMERCIAL ST

BOSTON

